Davidson County DEEDWARR
Recvd: 08/10/04 14:25 3pgs
Fees:18.00 Taxes:590.15

20040810-0096650

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

B-RBC-04-3036

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edith R. Smith	Sebring Capital Partners, LP	
3036 Bromley Way (ADDRESS)	4000 International Parkway Suite 3000 (ADDRESS)	149-150A-367.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Carrollton, Texas 75007 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOME CORPORATION DBA. PHILLIPS BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDITH R. SMITH, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See attached Exhibit A for Complete Legal Description

Being the same property conveyed to Beazer Homes Corp. dba Phillips Builders by Deed dated January 28, 2002 and filed for record on February 8, 2002 in Instrument Number 20020208-0017194, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Danco Property Investments, LLC by Deed dated September 29, 1999 and filed in record Book 11680, Page 863, Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 1207, page 529, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Homeowners Association Charter: This conveyance is subject to Homeowner's Association Dues.

Existing easements for public roads and public utilities now in use.

Rights of others in and to the cemetery located on Rural Hill Road and unnamed gravel road, and the rights of ingress and egress thereto.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3036 Bromley Way, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of July, 2004.

Beazer Home Corporation dba Phillips Builders

By : Ruth Lyon, agent

Title : _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Ruth Lyon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Agent of Beazer Home Corporation dba and Phillips Builders, the within named bargainor, a corporation, and that She as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Agent.

Witness my hand and official seal at Franklin Tennessee on this 30th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 12/09/07

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

Land in Davidson County, Tennessee being Lot Number 6128, of the Cambridge Forest Subdivision, Plan Number 1833, Register's Office for said County, to which reference is made for a more complete description of said property.

Being a portion of the same property conveyed to Beazer Homes Corp. dba Phillips Builders by Deed dated January 28, 2002 and filed for record on February 8, 2002 in Instrument Number 20020208-0017194, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Danco Property Investments, LLC by Deed dated September 29, 1999 and filed in record Book 11680, Page 863, Register's Office for Davidson County, Tennessee.
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